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THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 69-84

A By-law to designate the property known municipally as 9605 Dufferin Street, Maple, in the Town of Vaughan, Regional Municipality of York, as being of architectural and historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest; and,

WHEREAS the Council of The Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as "The William Cook House" at 9605 Dufferin Street, Maple, being Parts of Lots 17 and 18, Concession 2, in the Town of Vaughan, Regional Municipality of York, more particularly described in Schedule "A" hereto; and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

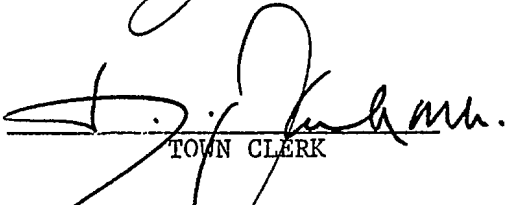
NOW THEREFORE the Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of historical and architectural value or interest the real property known as "The William Cook House" situated at 9605 Dufferin Street, Maple, being Parts of Lots 17 and 18, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for the designation are set out in Schedule "B" attached hereto.
3. The Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.

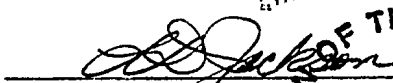
4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper in which notice of intention to so designate was published once for each of three consecutive weeks.

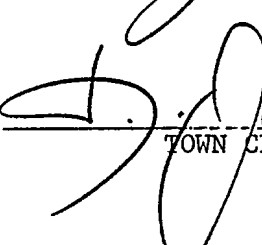
READ a FIRST and SECOND time this 27th day of February, 1984. . . .


  
MAYOR

  
TOWN CLERK

READ a THIRD time and finally passed, this 27th day of February, 1984.

  
MAYOR

  
TOWN CLERK



SCHEDULE "A" TO BY-LAW NUMBER 69-84

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan in the Regional Municipality of York and being composed of the North West quarter of Lot Number Seventeen and the West half of Lot Number Eighteen in the Second Concession of the said Town of Vaughan.

SCHEDULE "B"  
TO BY-LAW 69-84

THE WILLIAM COOK HOUSE

9605 DUFFERIN STREET,  
TOWN OF VAUGHAN

Report prepared for the  
Town of Vaughan LACAC  
May, 1983.  
Meryl Oliver,  
Clerk/Researcher.

PROPERTY: The William Cook House . . . .  
ADDRESS: 9605 Dufferin Street, Maple  
Part Lot 17 and Part Lot 18, Concession 2  
CONSTRUCTION DATE: Circa 1847  
ORIGINAL OWNER: William Cook, Farmer  
PRESENT OWNER & USE: [REDACTED]  
7605 Dufferin Street  
Maple, Ontario  
LOJ LEO  
Residential

REASONS FOR DESIGNATION

The William Cook House, circa 1847, is recommended for designation on historical and architectural grounds. The house is an integral part of the Carrville settlement area. The Cook family was instrumental in the development of this village and the house is contemporary with many of the local buildings.

The unusual style of this house is due to the manner with which it has been adapted to suit individual needs. Initially a small, red brick dwelling with a high fieldstone foundation, it was later expanded to a double dwelling.

The original charm of the house has been preserved, although it has recently been rehabilitated as a single family dwelling.

#### HISTORICAL SIGNIFICANCE

The William Cook House sits on a parcel of land in the second concession which consists of the northwest quarter of Lot 17 and the west half of Lot 18. The patents for these lots were given to John Cameron (Lot 17 in 1804), and to Captain Daniel Cozens (Lot 18 in 1798). Both lots passed through several owners but were eventually assembled by Michael Fisher into one six hundred acre parcel including Lot 16 in the same concession. Fisher built grist and saw mills on Lot 17. In 1831, the entire parcel was purchased by Thomas Cook who had recently immigrated from England with his younger brother William.

The three hundred acres composed of the west half of Lot 17 and all of Lot 18 were sold to William in 1841. Thomas kept the remaining land and continued to operate the mills.

Shortly after receiving title to the land, William leased it to Nathaniel Kirby and went back to England.

In 1847 or 1848, William returned to his land with his wife Elizabeth and built a red brick house. It was during this time that many of the buildings in the village of Carrville were constructed; Thomas Cook's mud brick house in 1841 (brick clad in 1856), the store in 1845, and a new saw mill in 1848 or 1849.

William Cook died in 1878. His sons, William Jr. and John Jeremiah, professionals living in Toronto, inherited the east and west halves of the property respectively. The farms were rented to tenant farmers.

In 1936, after John's death, his estate sold the property to [REDACTED]  
[REDACTED]

#### ARCHITECTURAL DESCRIPTION

The William Cook House was constructed in two main stages. The original portion was probably built by William Cook when he brought his family to Upper Canada in 1847 or 1848. He built it on the site of a smaller mud brick house which he may have occupied the previous decade before his stay in England.<sup>1</sup> The house is built on a high fieldstone foundation of red brick laid in common bond.

The undated southern portion of the house repeats much of the detailing of the original; principally the two-bay wide facade, the side-hall plan, and the entablature and pilasters surrounding the entranceway. The chimney is located in the centre of the west (rear) facade.

The entire house is capped by a hipped roof with a deep cornice and wooden frieze. The cornice is ornamented by pairs of small brackets.

Double-hung sash windows are similar in both parts of the house with the exception of a couple of smaller windows in the original portion. One window opening in the second storey of the north facade has been bricked in. All windows are capped by segmented arches. The half storey is lighted by two dormer windows. In 1981, a doorway was created in the south facade when a window was relocated in the second storey of the west facade.

At one time, the William Cook House was a double dwelling.<sup>2</sup> However, in 1981, it was converted into a comfortable single-family dwelling. Despite these major changes, both the exterior and interior have retained many original features.

The house is built in a vernacular style. It does not reflect one particular traditional architectural style but rather is a reflection of an individual's tastes and needs. Classical influences are indicated by the deep cornice and entranceway detailing. Two-storey hipped roof houses were relatively common in southern Ontario throughout the Victorian era, although there are few in York County. However, on Lot 16 the red brick house, built by Thomas Cook in the mid-1850s, has similar characteristics.

1. During renovation in 1981, a mud brick wall was uncovered adjacent to the centre chimney in this portion of the house.

2. Records examined yielded no concrete evidence indicating when this situation existed.



The William Cook House

Appendix 1.

SOURCES:

Census: 1851, 1861, 1871, 1881

Vaughan Township Assessment Roll: 1897 - 1899

Surrogate Court Records, York County, 1877, 1878

Registry Office Records, Newmarket

The City of Toronto & Home District Commercial Directory,  
George Walton, 1837

County of York Gazetteer & Directory for 1870-71,  
McEnvoy, 1871

Rowsell's City of Toronto & Country of York Directory for  
1850-51, Henry Rowsell, 1850

Union Publishing Company's Farmers & Business Directory,  
1884 & 1893

"Vetting the Vernacular: Local Varieties in Ontario's  
Housing", Ontario History (June, 1982), Darrell A. Norris

"A Brief History of the Early Settlers on this Line",  
Jonathan Baker Jr., 1896

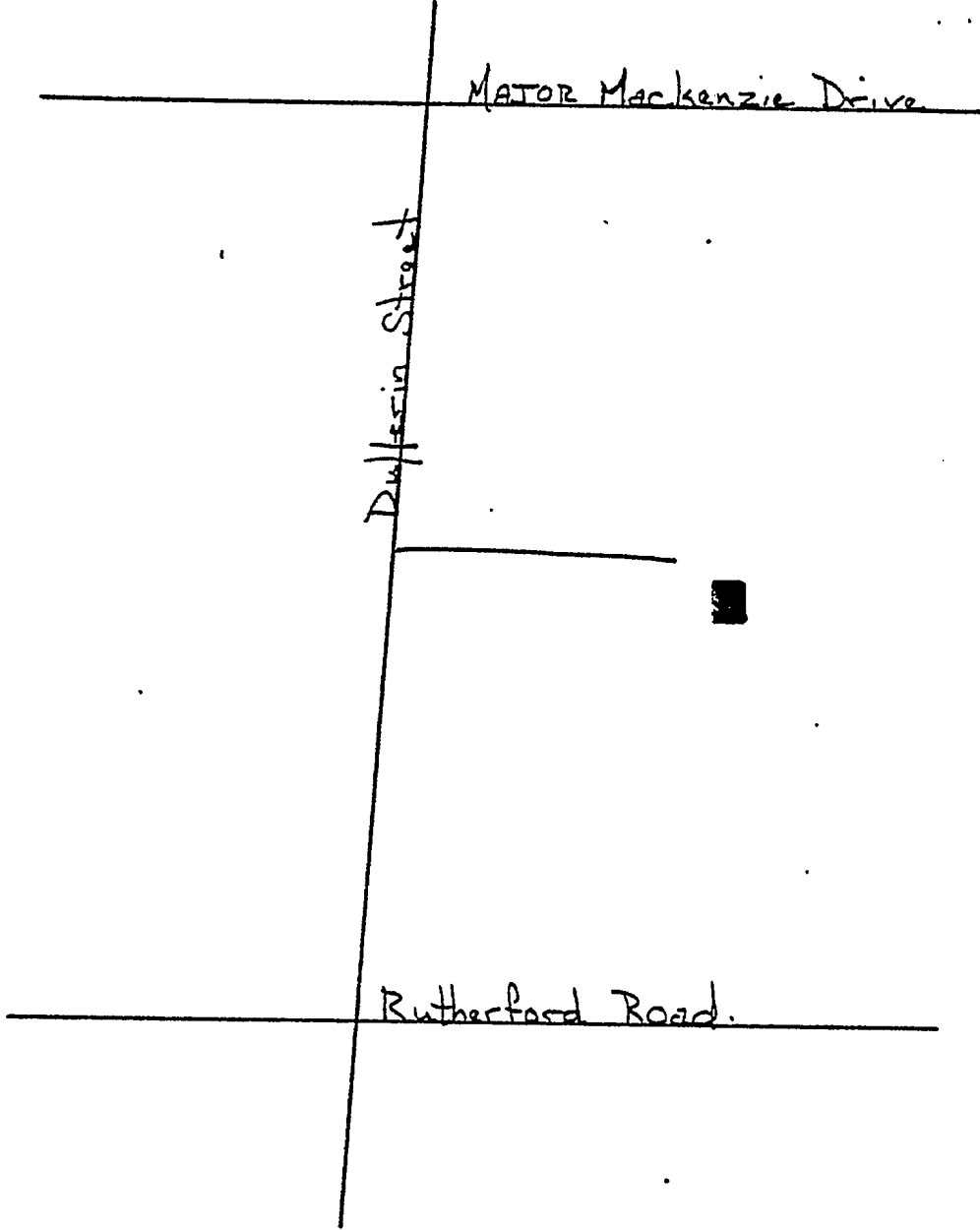
The Ancestral Roof, Marion Macrae & Anthony Adamson, 1963

A History of the County of York, Ontario, Vol II,  
Published by Blackett Robinson, 1885

A History of Vaughan Township, G. E. Reaman, 1971

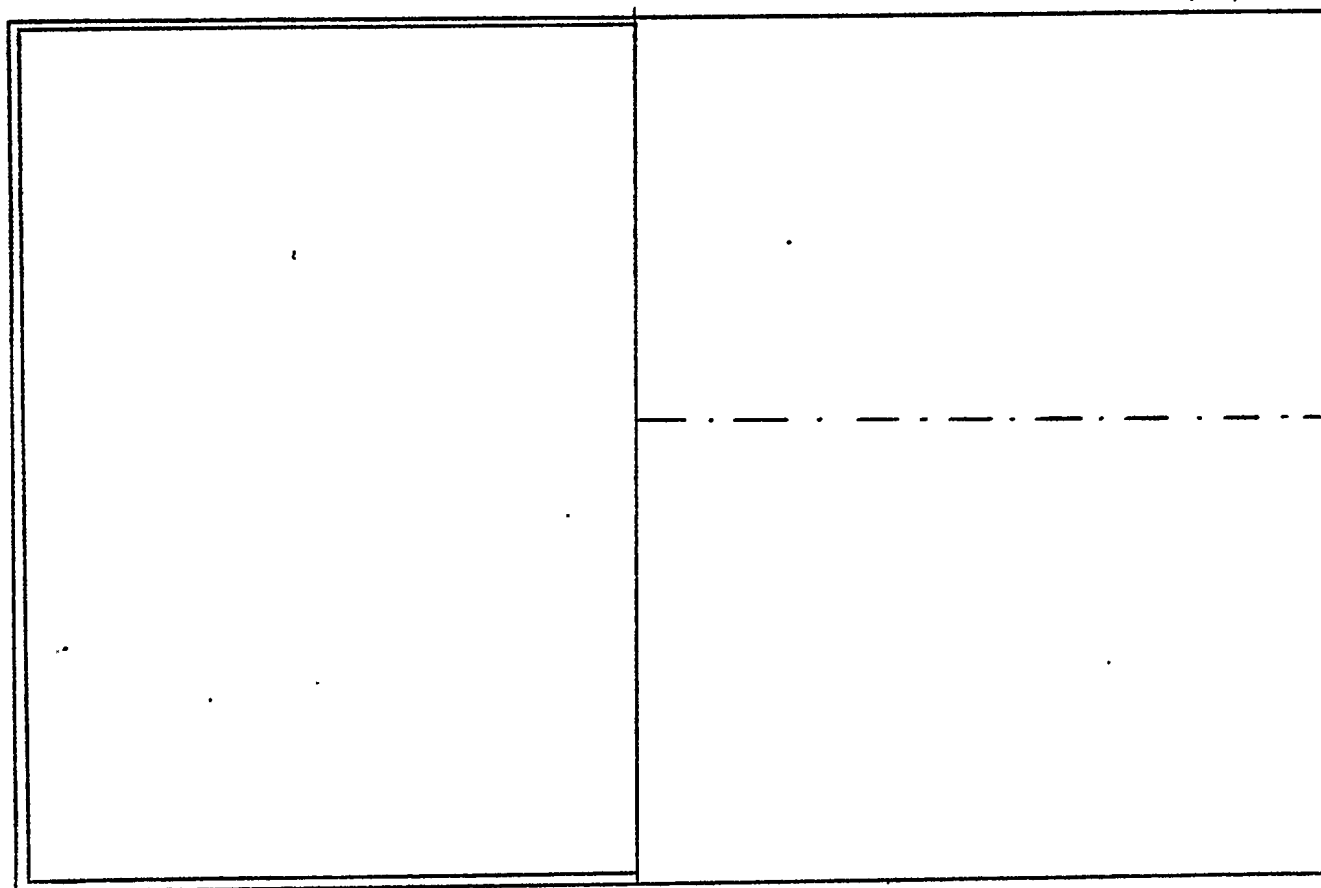
Conversation with Dr. & Mrs. Robert MacMillan

4



PLAN

4



—— original house

==== extention of house

— . — . location of mud brick wall

WILLIAM COOK HOUSE

APPENDIX 3



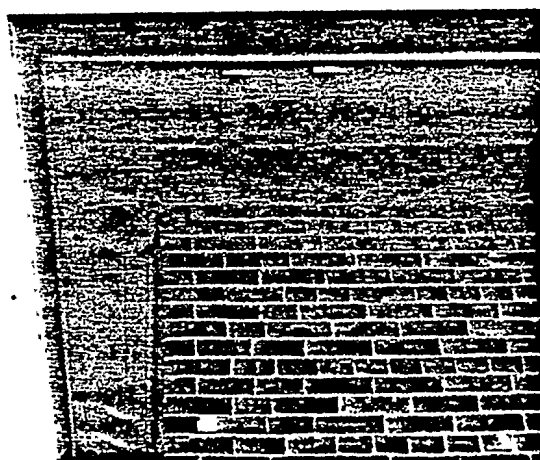
east facade



north & west  
facades



south facade



roof trim